



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
P.O. Box 8044
Madison, Wisconsin 53708-8044
TDD #: (608) 264-8777

Jim Doyle, Governor
Mary P. Burke, Secretary

Wisconsin Department of Commerce, Bureau of PECFA Bid Document

SECTION 1 - Scope of Work

The Bureau of PECFA is seeking competitive bids to perform remedial services for a petroleum release from a regulated petroleum product storage tank system. This bid is for a specified work scope. The site upon which bids are being solicited is:

Bid Round: 48
Comm #: 53560-9588-10-A
BRRTS #: 02-13-283037
Site Name: Premier Coop
Site Address: 10210 US Hwy 14, Mazomanie, 53560
Site Manager: Ralph N. Smith
Address: P.O. Box 8044
City, State Zip: Madison, Wisconsin 53708-8044
Phone: (608) 261-6543
e-mail: Ralph.Smith@Wisconsin.gov
Bid Manager: Ralph N. Smith
Address: P.O. Box 8044
City, State Zip: Madison, Wisconsin 53708-8044
Phone: (608) 261-6543
e-mail: Ralph.Smith@Wisconsin.gov

Bid-Start Date:	March 26, 2007
Questions must be received by (See Section 2 (B)):	April 09, 2007 4:00 PM
Responses will be posted by (See Section 2 (B)):	April 27, 2007
Bid-End Date and Time:	May 11, 2007 4:00 PM

The case file, including report(s) and other pertinent information upon which bids are being sought, are available for review at the Site Manager's location listed above. Please contact the Site Manager for an appointment to review the file.

Copies of report(s) and other pertinent information are available for purchase at the location listed below. If pertinent information is not available, please contact the Site Manager.

Action Legal - Madison, 1 E. Main Street, Madison WI 53703

Phone: (608) 663-1041

Fax: (608) 663-1045

SECTION 2 – Site-Specific Bid Requirements

General Comments

This is a former bulk petroleum facility. Five petroleum above-ground storage tanks (AST) were removed on July 13, 2001. One 4,000-gallon fuel oil AST, One 4,000-gallon unleaded gasoline, one 17,000-gallon fuel oil AST, one 17,000-gallon diesel AST, one 17,000-gallon unleaded gasoline AST which are all registered with the state. In May, 2003 five monitoring wells were installed as part of a separate agrichemical investigation (Wisconsin Department of Agriculture, Trade, and Consumer Protection case number 97415110701). The DATCP Project Manager is Jeff Ackerman. Bedrock is estimated at about 60 feet depth based on the well log for the on-site potable well. Private on-site potable well PW-1 is greater than 100 feet to the east of the petroleum contamination. Due to the limited amount of time this investigation has taken place, and the predominant sand and gravel geology at depth, potential soil contamination partitioning to the groundwater is the risk being addressed with this remedial approach. Potential vapor migration is a lesser risk due to fact there are no basements at this site, and because slab on grade construction was used on all buildings on this property.

Minimum Remedial Requirements

Soil Excavation

The proposed remedial excavation of petroleum contaminated soil per this bid is to go to a fourteen feet maximum depth with an estimated 40 X 50 X 14 feet dimension excavation. This equates to 1,037 cubic yards (assume 1.3 tons/cubic yard) or about 1,348 tons estimate. The excavation shall remove petroleum contaminated soil as found in GPP-3, GPP-4, GPP-5, and GPP-8 to fourteen feet depth.

Confirmation soil sampling for PVOC + PAH analytical parameters for thirteen soil samples is required.

DATCP Monitoring well MW-1 is located in the proposed footprint of the excavation. See diagram.

It is assumed all hauling, confirmation soil sampling, backfill, compaction, and contaminated soil disposal fee costs are to be included with the bid estimate for removal of the petroleum contaminated soil.

If the amount of soil removed is significantly less than estimated, then the bid cap will be adjusted lower accordingly per the commodity cost (\$/ton) basis provided as a contingency. And conversely, if more soil removal may be needed that the bid cap could be raised accordingly as well.

Groundwater Monitoring

There is no anticipated groundwater monitoring for the remediation of the petroleum contamination per this bid scope of work for Commerce purposes.

DATCP Monitoring well MW-1 must have the DATCP groundwater sample collected and analyzed prior to commencement of the petroleum remedial excavation. It is understood Gannett-Fleming, Inc. is the consultant under contract for the DATCP work. Approval of the abandonment of DATCP monitoring well MW-1 is required in writing in advance from DATCP Project Manager Jeff Ackerman (e-mail: J.Ackerman@datcp.state.wi.us). PECFA will reimburse for

the abandonment of DATCP monitoring well MW-1. Monitoring well MW-1 (2.0 inch inside diameter and the well screen is about 31-41 ft below ground surface) must be properly abandoned per NR 141.25 requirements prior to the excavation of the contaminated soil.

Note: It is anticipated at bid time, that the replacement of DATCP monitoring well MW-1 is not required for either DATCP, and/or Commerce purposes. It depends on the groundwater sample results from April 2007. Please contact the DATCP Project Manager in May 2007, for the sampling and analytical results to determine the need for a replacement well (and provide Commerce with the data). In the event DATCP monitoring well MW-1 needs to be replaced after the remedial excavation, PECFA will reimburse for the drilling, construction and development of the replacement DATCP groundwater monitoring well (RMW-1) as a contingency item only.

All generated wastes shall be properly disposed.

Reporting

A Remedial Excavation report is required within 60 days of the excavation. Provide well abandonment documentation, and updated figures and tables indicating the sample locations and results found.

Reporting per Comm 47.70 (Web Reporting) is required, and the soil data table is required to be reported.

An updated Case Summary and Close-out form and soil only GIS Registry packet is required. Closure costs shall include but not be limited to preparing and submitting a complete closure report and GIS Registry packet for soil only for closure consideration by the Department of Commerce. The closure report must include all historical data, document all historical activities, and include the data results and documentation of the work activities completed in accordance with this bid.

Note that Commerce will also use the contingency costs when determining the lowest cost bid.

The initial bid cost cap will be based on the Total Bid Amount for the bid with the lowest compliant overall costs (e.g., including contingency costs).

SECTION 3 - Reporting Timeframes

Within *60 days* of the Commerce notification of the maximum reimbursement amount, the responsible party (RP) must execute a written contract with one of the firms that submitted a bid. Failure to execute the written contract within this time will result in ineligibility of interest expenses incurred from the date of the reimbursement cap letter until a contract is executed and work commences at the site. Work must commence within *45 days* of signing a contract. There are specific reporting requirements in Comm 47.70 to monitor the progress of activities at each bid site and there may be additional reporting requirements outlined above. The consulting firm that is contracted to complete the scope of work is required to report the progress of this site to Commerce electronically on the web site at each of the following points:

1. Within fourteen days of executing or terminating a contract with the RP.
2. Three months after entering into the contract with the RP.
3. Twelve months after beginning the work in the successful bid, unless the project is completed before that time (point 6 applies).
4. Twelve months after submitting the previous report (point 3), unless the project is completed before that time (point 6 applies).
5. No later than 10 days after encountering a change in circumstances (the list of circumstances is in Comm 47.70 (3)).
6. No later than 30 days after completing the work.
7. As directed by Commerce.

If Commerce determines that the consulting firm is failing to make adequate progress to complete the scope of work, Commerce will notify the RP and may reduce the reimbursement to accurately reflect the work completed.

Claim Submittal

A claim must be submitted to Commerce within 120 days of submitting the report described in *Reporting Timeframe, point #6*. If a claim is not submitted by the deadline described above, interest costs from the date the report (point #6) is submitted to the date the claim is received will not be reimbursed to the claimant. The claim preparation cost must be included in the Total Bid Amount and is considered within the reimbursement cap.

Questions and Answers

Questions, answers and interpretations will be considered an amendment of this solicitation. All questions must be submitted in writing (fax and electronic mail submittals are acceptable) to the Bid Manager identified in Section 1 of this solicitation. All answers and interpretations shall be in writing from the Bid Manager. Neither the PECFA program nor Commerce shall be legally bound by any amendments or interpretations that are not in writing. Bidders are not to contact other personnel located within the Department of Commerce/Bureau of PECFA concerning the site or the bid solicitation between the Bid Announcement Date and Bid End Date. No further questions will be addressed after the deadline for submitting questions identified in Section 1.

SECTION 4 - Conditions of Bid

The successful bidder will be the entity that complies with all provisions of the bid and provides the lowest total cost, excluding interest, for the site-specific bid requirements described in Section 2. In preparing the bid, the bidder must assume compliance with all applicable codes, including, but not limited to, §Comm 46, §Comm 47, and §NR 700 Wis. Admin. Codes.

The bid Commerce selects to determine the least costly method of remedial action will be the least costly qualified bid. Commerce will rank the bids solely on the basis of cost. Evaluation of bids will continue until the least costly qualified bid is identified. Submittals from an individual or firm during their period of disqualification from bidding, submittals received late and for submittals without a certified commitment (performance assurance and/or signature) will not be considered as bids. Commerce may disqualify a bid for the following reasons:

- Requirements of the bid specifications have not been met.
- The remedial strategy is not appropriate to the geologic setting.
- A Total Bid Amount is insufficient to fund the activities described in the bid specifications.

Commerce reserves the right to reject any and all bids.

Any proposed technology or methods used in the remediation must be allowed for use in the State of Wisconsin and approvable by the agency with jurisdiction (Natural Resources or Commerce).

The bidder Commerce intends to select may be required to provide input to and attend a meeting with the PECFA program and the claimant to explain the bid and remedial approach.

If a bid is disqualified, Commerce will provide written notification to any individual or firm that submitted a disqualified bid. The notification shall specify the reasons for the disqualification, and inform the individual or firm of their right to protest or appeal the decision. If a bid is more costly than the bid Commerce intends to select, the bid will not be reviewed.

The *Notice of Intent* will identify the least costly bid, disqualified bid(s) and bid(s) not reviewed. The *Notice of Intent* will be sent to the RP and will be posted on PECFA's Internet Web site.

SECTION 5 - Instructions to Bidders

Between the bid start and end dates, bidders shall not discuss or attempt to negotiate any aspects of the bid with the RP, other potential bidders or program staff without prior approval of the Bid Manager identified in Section 1. Infractions will result in rejection of the violator's bid and may result in a formal complaint being filed with the Department of Regulation and Licensing.

If access to the site is necessary for the preparation of a bid, access shall be arranged through the Bid Manager. If the Bid Manager is not able to arrange site access, this will not delay the bid process nor negate the comparison and selection from among the bids submitted. All costs associated with a site visit or preparation of a bid will be the bidder's responsibility.

The Bidding Process must conform to the following:

1. The Bid Response shall address all the site-specific bid requirements identified in Section 2.
2. The total bid amount to accomplish the stated goal must include all fees, reporting costs, pre- and post-closure costs and costs for establishing restrictions or institutional controls, when applicable (interest costs are excluded).
3. The submittal must include a copy of the Bid Response document signed by a Professional Engineer, Professional Geologist, Hydrologist or Soil Scientist licensed by the State of Wisconsin. The appropriate registration number of the professional license must be included. Registration requirements are listed in Comm 5.
4. Bids *cannot* be faxed directly to the program. Documents received by fax will not be considered.
5. Bids, amendments thereto or withdrawal requests must be received by 4 pm on the bid end date.
6. The consulting firm's name must be included and all pages of the Bid Response.
7. All costs must be printed (ink, typewritten or computer). Errors must be crossed out, corrections entered and initialed by the person signing the bid. Correction fluid is not allowed. No bid shall be altered or amended after the time specified for the bid end date.
8. Each bidder shall fully acquaint themselves with conditions relating to the scope and restrictions attending to the execution of the work under the conditions of this bid. The failure of a bidder to acquaint themselves with existing documented conditions shall in no way relieve any obligation with respect to this bid.
9. All amendments to and interpretations of this bid shall be in writing from the Bid Manager. Neither Commerce nor the program shall be legally bound by any amendment or interpretation that is not in writing.
10. This bid is intended to promote competition. If the language, specifications, terms and conditions, or any combination thereof restricts or limits the requirements in this bid to a single source, it shall be the responsibility of the interested bidders to notify the program in writing so as to be received five days prior to the opening date. The bid may or may not be changed; however a review of such notification will be made prior to award.

SECTION 6 - Bidder Disqualification

Commerce may disqualify from public bidding any individual or firm that has committed any of the following (Comm 47.67 (1) (a)):

1. Failed to complete the scope of work within the reimbursement cost cap established through public bidding.
2. Failed to complete the scope of work in a bid in a timely manner.
3. Failed to follow DNR rules on the bid project.
4. Received one or more notices from Commerce under s. Comm 47.62 (2) that assess the financial management of an investigation as unacceptable.
5. In any prior occurrence that has been publicly bid, failed to do either of the following:
 - a. Pay subcontractors after receiving payment for them.
 - b. Obtain lien waivers on or before the date of the final payment by the RP or the PECFA program, from all subcontractors paid under subd. 5. a.
6. Failed to execute a contract with the RP as required in s. Comm 47.69 (1).
7. Failed to commence work within 45 days after executing a contract, as required in s. Comm 47.69 (3).

Commerce may disqualify any individual or firm from performing further work on a project if the individual or firm has not completed any of the six reporting points required in Comm 47.70 and outlined in Section 2 of this bid document. Commerce will review and address the issue as stated in Comm 47.70 (4).

BID RESPONSE

(1st Page)

Department of Commerce PECFA Program

SITE NAME: Premier Coop

COMMERCE #: 53560-9588-10

BRRTS #: 02-13-283037

Submit Bid Response To: Cathy Voges
Public Bid Response
Department of Commerce PECFA Bureau
201 W Washington Ave, Madison WI 53703-2790 or
PO Box 8044, Madison WI 53708-8044

Consulting Firm Name: _____

Complete Mailing _____

Address: _____

Telephone: () - _____

Fax Number: () - _____

E-mail Address: _____

Bidder (check one that applies):

<input type="checkbox"/>	Professional Engineer	License #	_____
<input type="checkbox"/>	Professional Geologist	License #	_____
<input type="checkbox"/>	Hydrologist	License #	_____
<input type="checkbox"/>	Soil Scientist	License #	_____

Total Bid Amount: \$ _____

Print Name: _____

Title: _____

I certify that I have the authority to commit my organization or firm to the performance of the bid I have submitted.

Signature: _____

Personal information you provide may be used for secondary purposes [Privacy Law, s. 15.04(1)(m)].

BID RESPONSE

(2nd Page)

Department of Commerce PECFA Program

SITE NAME: Premier Coop

COMMERCE #: 53560-9588-10

BRRTS #: 02-13-283037

Consulting Firm Name: _____

A bid will be considered non-compliant if the bid response does not include a separate tabulation of costs for each activity.

1	Remedial Excavation (removal, hauling, confirmation samples, backfill, compaction)	\$	
2	Reporting (Excavation Report, and Reporting per Comm 47.70 a/k/a Web Report)	\$	
3	Well abandonment costs for MW-1 per NR 141.25	\$	
4	Proper disposal of all investigative and remedial wastes.	\$	
5	Costs for Closure report, GIS Registry packet, Case Summary & Closeout Form, & Updated GIS Registry packet for Soil only, excludes well abandonment.)	\$	
6	PECFA Claim Preparation	\$	
7	Total Bid Amount	\$	
8	Contingency costs for soil removal & backfill & compaction at a \$/ton rate (commodity costs only)	\$/ton	
9	Contingency costs for drilling, construction and development of the replacement DACTP groundwater monitoring well (RMW-1)	\$	
10	Total Contingency Costs (Lines 8 + 9)	\$	

BID RESPONSE

(3rd Page)

Department of Commerce PECFA Program

SITE NAME: Premier Coop

COMMERCE #: 53560-9588-10

BRRTS #: 02-13-283037

Consulting Firm Name: _____

This response must address all of the site-specific requirements identified in Section 2, and shall support in detail the remedial strategy. Attach additional pages if necessary. *The Commerce Number and Consulting Firm name must be included on all additional pages.* The pages of each Bid Response must be *stapled* together. No paper clips or spiral bindings please.